

3.63 B-3 - HIGHWAY BUSINESS DISTRICT

3.63-1 Purpose

The Highway Business District is established to provide areas for commercial establishments which cater primarily to the needs of motorists. Typical uses offer accommodations and services to motorists, specialized retail outlets, and commercial amusement enterprises. The requirements of this district are developed to minimize traffic hazards and interference with other uses in the vicinity.

3.63-2 Permitted Uses

- a. Retail sales including open air markets, restaurants, taverns, etc. Processing of products is permitted only if all products are sold at retail on the premises.
- b. Consumer services. Processing is permitted only if all such processing is performed as a consumer service for customers served on the premises.
- c. Professional, business and government offices.
- d. Motels and motor hotels.
- e. Wholesale sales, including warehouse storage and mini storage facilities.
- f. Agricultural and building trades or equipment such as offices and storage of electrical, masonry, sheet metal, plumbing and heating and building materials, but not including cement, concrete, asphaltic concrete, anhydrous ammonia or fertilizer mixing or blending plants.
- g. Community facilities, such as churches, libraries, art galleries, parks, hospitals, institutions, government buildings, clinics, homeless shelters, adult and child day care facilities.
- h. Signs as regulated in Article V of this Ordinance.
- i. Veterinary clinics, dog and cat grooming facilities, but not kennels.

3.63-3 Accessory Uses

- a. Off-street parking and loading as regulated in Article IV of this Ordinance.

3.63-4 Conditional Uses

- a. See Article VIII of this Ordinance.
- b. Outdoor amusement and recreational enterprises including, but not limited to, drive-in theaters, fairgrounds, miniature auto tracks, miniature golf courses, archery ranges and batting cages.
- c. Bulk storage of gasoline, fuel oil or other flammable or explosive liquids or materials, or fuel gasses under pressure, for sale and distribution, provided the location, plans, and construction shall conform to the laws, rules, and regulations of the State of Illinois and have the approval of the State Division of Fire Prevention.
- d. Junkyards
 - 1. Any junkyard, scrap yard or salvage yard for which permission is granted under this Section shall at all times be subject to the performance standards established for this Ordinance.

All outdoor storage areas shall be screened or fenced with a solid fence at least six (6) feet, but not more than eight (8) feet in height, or enclosed with a dense evergreen growth at least six (6) feet in height. Storage between the street and such fence or screen is expressly prohibited. Maximum height of salvage shall be no greater than one (1) foot below the screened material.

Any junk or salvage yard which offers to the public at retail any new or used merchandise shall provide at least two (2) parking spaces per one hundred (100) square feet of retail floor space.

e. Bed and Breakfasts.

Bed and Breakfast establishments shall meet the State Fire Marshall's requirements for one (1) and two (2) family dwellings. The operator shall obtain certification from the State Fire Marshall that the proposed Bed and Breakfast establishment meets the requirements of Section 6 of the State of Illinois "Bed and Breakfast Act." The operator shall submit a site plan and floor plan with the application of the proposed Bed and Breakfast establishment illustrating that the proposed Bed and Breakfast establishment will comply with this Ordinance.

The operator shall obtain all required licenses and permits for a Bed and Breakfast establishment from Bureau County prior to beginning the operation of such establishment.

No signs, other than an identification sign as allowed by this Ordinance, shall be permitted for a Bed and Breakfast establishment.

Parking requirements shall consist of two (2) parking spaces for the dwelling, plus one (1) additional parking space for each guest room. All parking must be off the street, located within two hundred (200) feet of the facility and must be of hard surface, properly marked and have bumper stops.

3.63-5 Special Regulations

- a. Sales, services, processing, and display may take place outdoors.
- b. All activities involving the production, processing, cleaning, servicing, testing or repair of materials, goods, or products, shall conform with the performance standards in Article VII of this Ordinance.
- c. Storage, auxiliary to the principal use, is permitted in the open, if such storage activities occupy no more than twenty (20) percent of this gross lot area.

- d. Screening shall be provided at rear and side lot boundaries abutting a Residential or Agricultural zoning district and may consist of solid fencing, or dense hedge or shrub to a minimum of six (6) feet in height.

3.63-6 Bulk Requirements

- a. Minimum Yards
 - 1. Front Yard - 50 feet.
 - 2. Side Yard - 10 feet.
 - 3. Rear Yard - 20 feet.
- b. Building height - 30 feet or two (2) stories, whichever is less.
- c. Setback - Reduction of Front Yards - In any Residential or Business district, except those rural properties served directly by a federal, county, or township roadway, the required depth of front yards may be reduced to the average of the existing front yards of the adjacent buildings on either side, but in no case less than fifteen (15) feet in any Residential district and five (5) feet in any Business district except where adjoining businesses in developed Business districts are flush with the sidewalk.

3.7 MANUFACTURING DISTRICTS

3.71 M-1 - Limited Manufacturing District

3.71-1 Purpose

This manufacturing district is established to provide areas for light industrial, office and administrative uses, having few, if any, adverse effects on neighboring properties.

3.71-2 Permitted Uses

- a. Manufacturing and assembling processes.
- b. Non-retail commercial.
- c. Office and research facilities.